

TOWN OF NEWINGTON
SCHOOL CODE COMPLIANCE PROJECT BUILDING COMMITTEE
SPECIAL MEETING MINUTES

August 12, 2010

TOWN HALL LOWER LEVEL CONFERENCE ROOM L103

- I. Call to Order –the meeting was called to order at 4:36 PM.
- II. Roll Call – Members present: Myra Cohen, Dave Nagel, and Dan Carson. Others present: Mark Welch, Oak Park Architects; William Collins, Superintendent of Schools; Lou Jachimowicz, Business Administrator; Jim Wenker, Newington High School Principal; and Jeff Baron, Dir. of Administrative Services.
- III. Public Participation - None
- IV. Approval of June 1, 2010 minutes – Mr. Carson moved that the minutes of the Committee’s June 1, 2010 meeting be approved as presented. Second by Mr. Nagel. The motion passed unanimously.
- V. Project status – Mr. Welch explained that the building entrances where concrete work is being performed had slopes that were greater than half an inch prior to demolition, and most of the slopes leading to the handicapped parking spaces were also too steep, which is why they are being corrected. The project is on schedule. The exterior demolition work is complete. Asbestos abatement inside the school was completed on August 10th and students are now allowed to enter the school. On the two interior ramps and the stairway, demolition work is complete, the ramp slabs and the concrete stairways are poured, and the moisture content is now down to the required level as required by the floor material manufacturer. The handrails are being fabricated. The doors arrived today and the frame installation will be starting next week. Millennium Builders are right where they should be. The gymnasium has been abated, the base material for the floor has arrived and is stored on site. The gym floor material is also being stored on site and needs to be stored there for some period of time in order to acclimate itself to the temperature and humidity levels of the room. The floor slab is level except where the old partition tracks used to be located. Leveling those should be covered by an allowance included in the bid. The old felt vapor barrier was intentionally left in place to retard moisture levels. Mr. Jachimowicz noted that the four of five places where the felt barrier came up are in those areas where the

school had problems with moisture on the floor before, and inquired if there should be any special treatment beyond the standard new poly vapor barrier that is being put down. Mr. Welch agreed to check with Dalene. This may have an impact on the impending decision regarding the service contract warrantee program, since if there are no issues with moisture under the floor, it may not be necessary to take out the service contract. Painting of the wall behind where the bleachers are currently stored will be done by the Board of Education.

- VI. Discuss and take action on change orders – Mr. Welch distributed and explained a handout showing the six items for the requested change order. Item one was for abatement coordination and bleacher relocation to allow abatement to be completed prior to the scheduled return date of students. Item two was to relocate an electrical panel approximately fifty feet. Item three was for a lintel to bridge a large gap that was not exposed until demolition. Item four was for extra costs associated with bollard removal. Item five was for revision and expansion of the work at the front sidewalk. Item six was to seal the perimeter of the gym for pest control purposes. Mr. Nagel made a motion to approve the change order requests as presented, totaling \$38,702.70. Second by Mr. Carson. Discussion: Mr. Jachimowicz asked if there were any further anticipated change orders. Mr. Welch replied that there are no more that he is aware of, other than possibly the floor leveling where the old partition tracks are located or possibly something associated with the bleachers. The motion was approved unanimously.
- VII. Any Other Business Pertinent to the Committee – One of the signs by the front bus drop off area will be relocated. Mr. Baron identified payments made since the last meeting and noted that the first payments to the contractor will be made next week. Bongiovanni Group has completed their site work survey for the second phase of the project and they are in the process of forwarding a finished product on to M.R. Roming and Associates.
- VIII. Public Participation – None.
- IX. Committee response to public participation – None.
- X. Adjournment – the meeting adjourned at 5:11 pm.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services